# Executive Summary Report

## Appraisal Date 1/1/2000 - 2000 Assessment Roll

**Area Name / Number:** East Shoreline / Area 3
**Previous Physical Inspection:** 1991

**Sales - Improved Summary:**
Number of Sales: 628
Range of Sale Dates: 1/98 – 12/99

| Sales – Improved Valuation Change Summary | | | | | | |
|---|---|---|---|---|---|---|
| | **Land** | **Imps** | **Total** | **Sale Price** | **Ratio** | **COV** |
| **1999 Value** | $73,400 | $112,400 | $185,800 | $211,700 | 87.8% | 12.46% |
| **2000 Value** | $79,700 | $130,200 | $209,900 | $211,700 | 99.1% | 9.72% |
| **Change** | +$6,300 | +$17,800 | +$24,100 | | +11.3% | -2.74% |
| **% Change** | +8.6% | +15.8% | +13% | | +12.9% | -21.99% |

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –2.74% and –21.99% actually represent an improvement.

Sales used in Analysis:        Most improved sales were verified as good and were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of $10,000 or less posted for the 1999 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary Data:**

| | Land | Imps | Total |
|---|---|---|---|
| **1999 Value** | $76,300 | $112,000 | $188,300 |
| **2000 Value** | $82,000 | $128,800 | $210,800 |
| **Percent Change** | +7.5% | +15.0% | +11.9% |

Number of improved Parcels in the Population: 5861

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1999 or 2000 Assessment Roll improvement values of $10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

**Conclusion and Recommendation:**

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

## Sales Sample Representation of Population - Year Built

| Sales Sample | | |
|---|---|---|
| Year Built | Frequency | % Sales Sample |
| 1900 | 0 | 0.00% |
| 1920 | 5 | 0.80% |
| 1930 | 11 | 1.75% |
| 1940 | 28 | 4.46% |
| 1950 | 259 | 41.24% |
| 1960 | 152 | 24.20% |
| 1970 | 54 | 8.60% |
| 1980 | 33 | 5.25% |
| 1990 | 24 | 3.82% |
| 2000 | 62 | 9.87% |
| | 628 | |

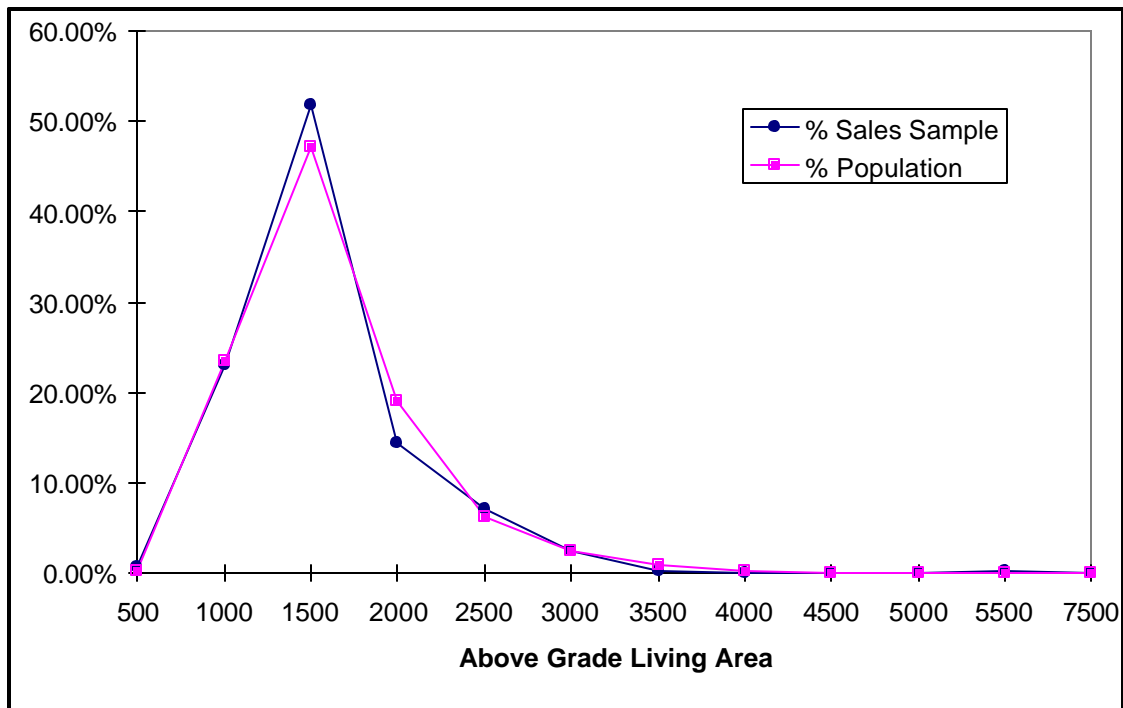| Population | | |
|---|---|---|
| Year Built | Frequency | % Population |
| 1900 | 1 | 0.02% |
| 1920 | 24 | 0.41% |
| 1930 | 155 | 2.64% |
| 1940 | 264 | 4.50% |
| 1950 | 2390 | 40.77% |
| 1960 | 1687 | 28.78% |
| 1970 | 588 | 10.03% |
| 1980 | 336 | 5.73% |
| 1990 | 187 | 3.19% |
| 2000 | 230 | 3.92% |
| | 5862 | |
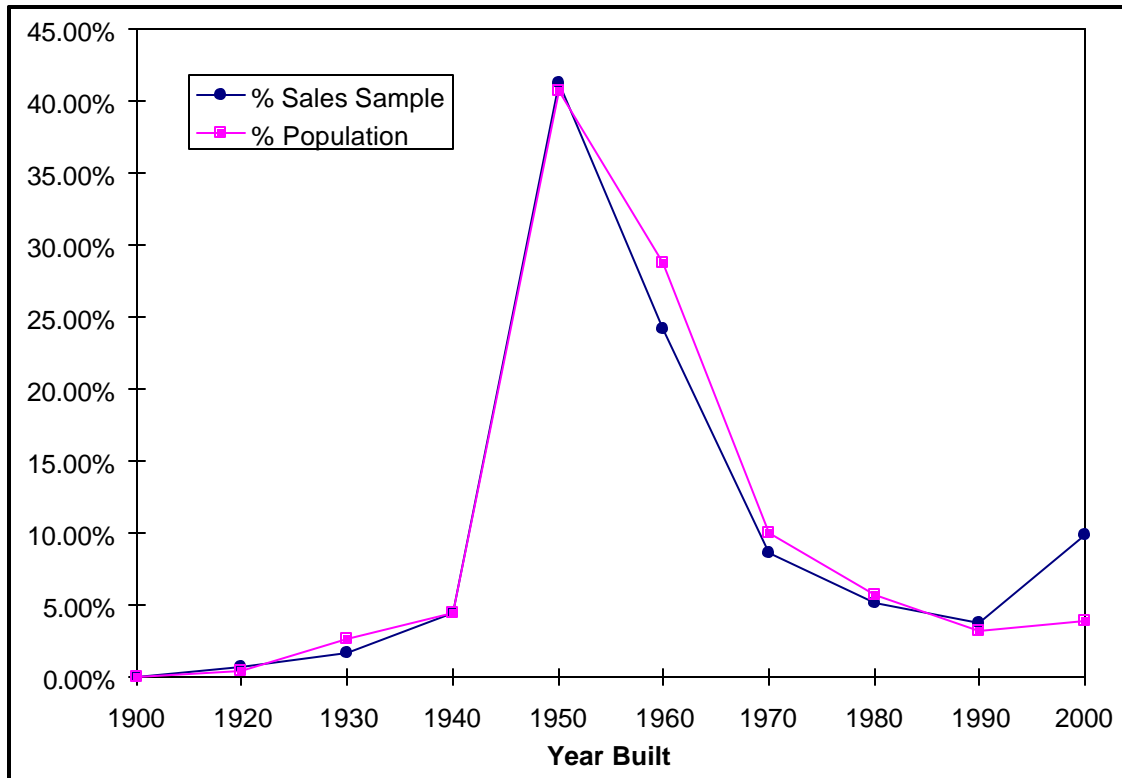


Sales of new homes built in the last ten years are over-represented in this sample.  This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## *Sales Sample Representation of Population - Above Grade Living Area*

| Sales Sample | | |
|---|---|---|
| AGLA | Frequency | % Sales Sample |
| 500 | 4 | 0.64% |
| 1000 | 145 | 23.09% |
| 1500 | 325 | 51.75% |
| 2000 | 91 | 14.49% |
| 2500 | 45 | 7.17% |
| 3000 | 15 | 2.39% |
| 3500 | 2 | 0.32% |
| 4000 | 0 | 0.00% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 1 | 0.16% |
| 7500 | 0 | 0.00% |
| | 628 | |

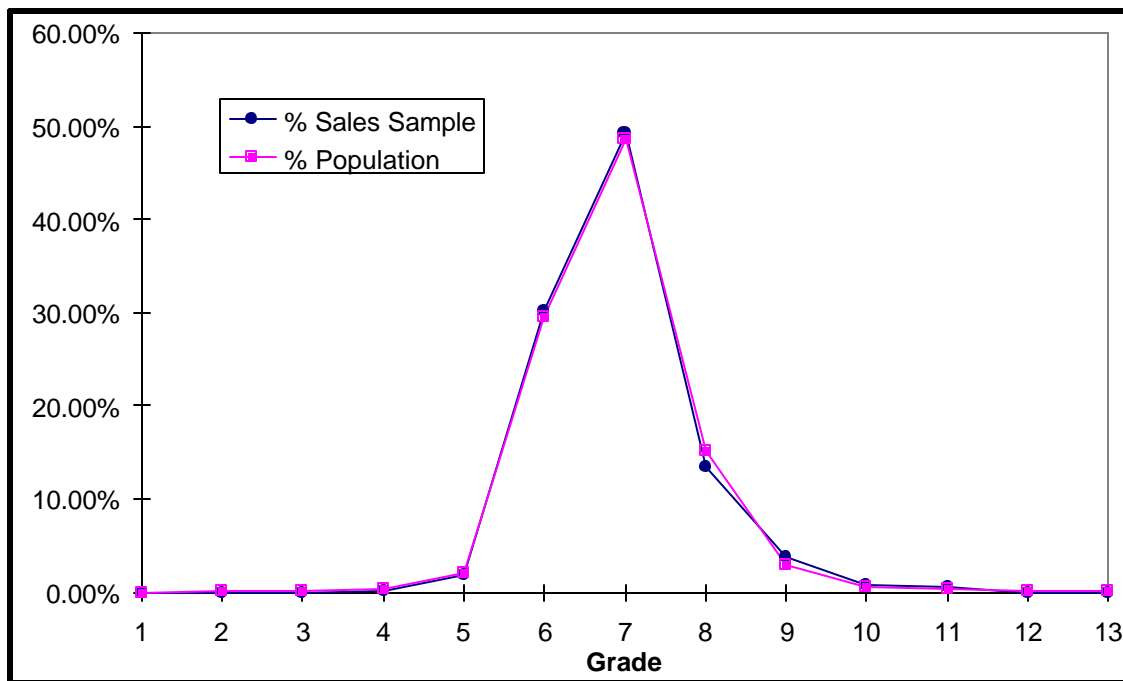| Population | | |
|---|---|---|
| AGLA | Frequency | % Population |
| 500 | 18 | 0.31% |
| 1000 | 1377 | 23.49% |
| 1500 | 2760 | 47.08% |
| 2000 | 1112 | 18.97% |
| 2500 | 370 | 6.31% |
| 3000 | 139 | 2.37% |
| 3500 | 53 | 0.90% |
| 4000 | 20 | 0.34% |
| 4500 | 4 | 0.07% |
| 5000 | 3 | 0.05% |
| 5500 | 4 | 0.07% |
| 7500 | 2 | 0.03% |
| | 5862 | |

The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area.  This distribution is ideal for both accurate analysis and appraisals.
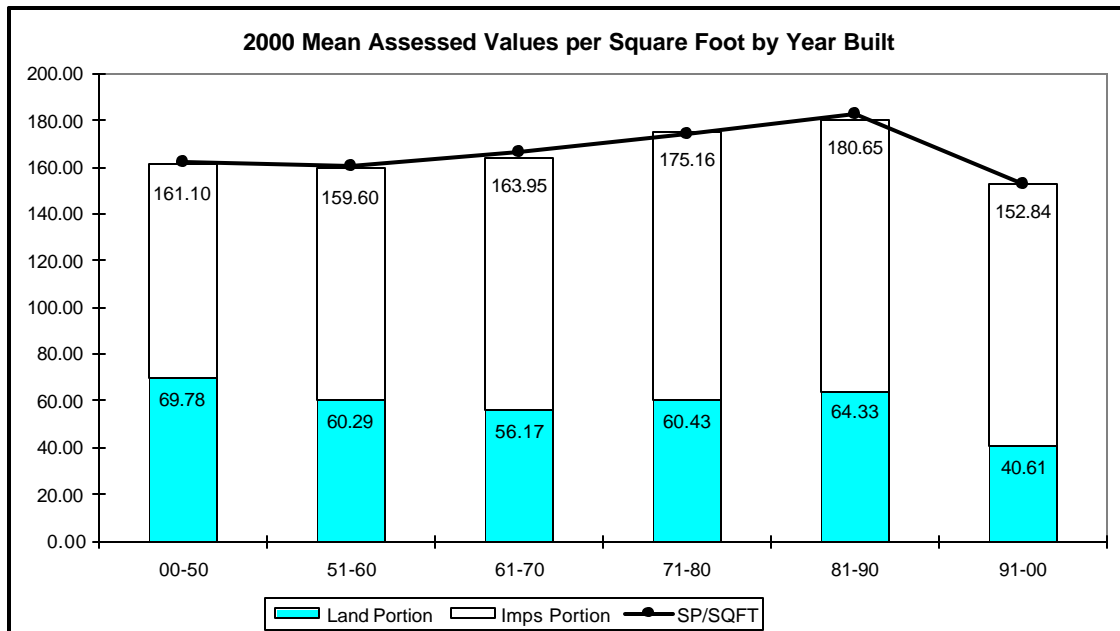
## Sales Sample Representation of Population - Grade

| Sales Sample | | |
|---|---|---|
| Grade | Frequency | % Sales Sample |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 1 | 0.16% |
| 5 | 11 | 1.75% |
| 6 | 190 | 30.25% |
| 7 | 309 | 49.20% |
| 8 | 85 | 13.54% |
| 9 | 24 | 3.82% |
| 10 | 5 | 0.80% |
| 11 | 3 | 0.48% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| | 628 | |

| Population | | |
|---|---|---|
| Grade | Frequency | % Population |
| 1 | 0 | 0.00% |
| 2 | 1 | 0.02% |
| 3 | 2 | 0.03% |
| 4 | 22 | 0.38% |
| 5 | 123 | 2.10% |
| 6 | 1729 | 29.50% |
| 7 | 2857 | 48.74% |
| 8 | 889 | 15.17% |
| 9 | 174 | 2.97% |
| 10 | 37 | 0.63% |
| 11 | 23 | 0.39% |
| 12 | 3 | 0.05% |
| 13 | 2 | 0.03% |
| | 5862 | |



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.
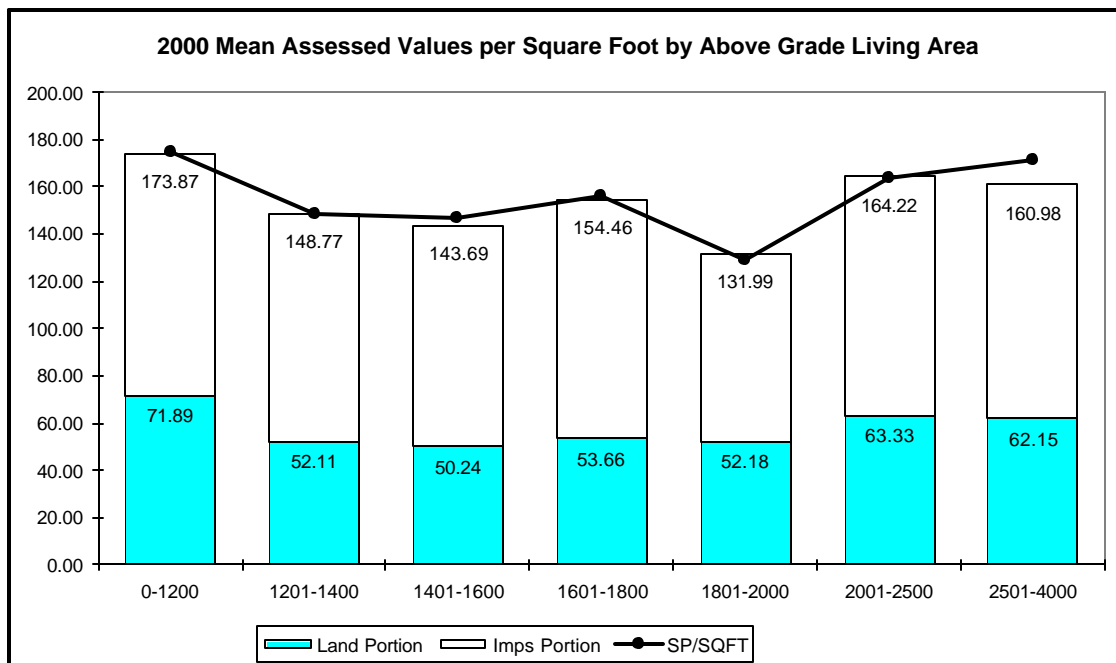
# Comparison of 1999 and 2000 Per Square Foot Values by Year Built

## 1999 Mean Assessed Values per Square Foot by Year Built

| Year Built | Land Portion | Imps Portion |
|---|---|---|
| 00-50 | 64.10 | 142.08 |
| 51-60 | 56.87 | 142.12 |
| 61-70 | 53.59 | 147.10 |
| 71-80 | 56.62 | 157.89 |
| 81-90 | 55.88 | 156.56 |
| 91-00 | 36.42 | 138.56 |

Legend: Land Portion, Imps Portion, SP/SQFT

## 2000 Mean Assessed Values per Square Foot by Year Built

| Year Built | Land Portion | Imps Portion |
|---|---|---|
| 00-50 | 69.78 | 161.10 |
| 51-60 | 60.29 | 159.60 |
| 61-70 | 56.17 | 163.95 |
| 71-80 | 60.43 | 175.16 |
| 81-90 | 64.33 | 180.65 |
| 91-00 | 40.61 | 152.84 |

Legend: Land Portion, Imps Portion, SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

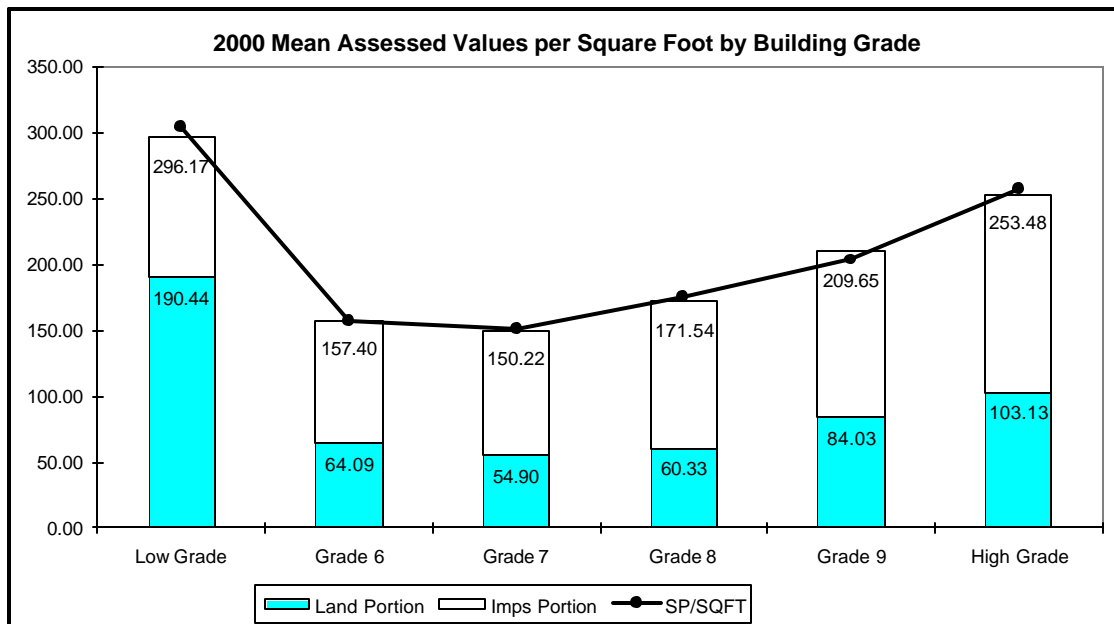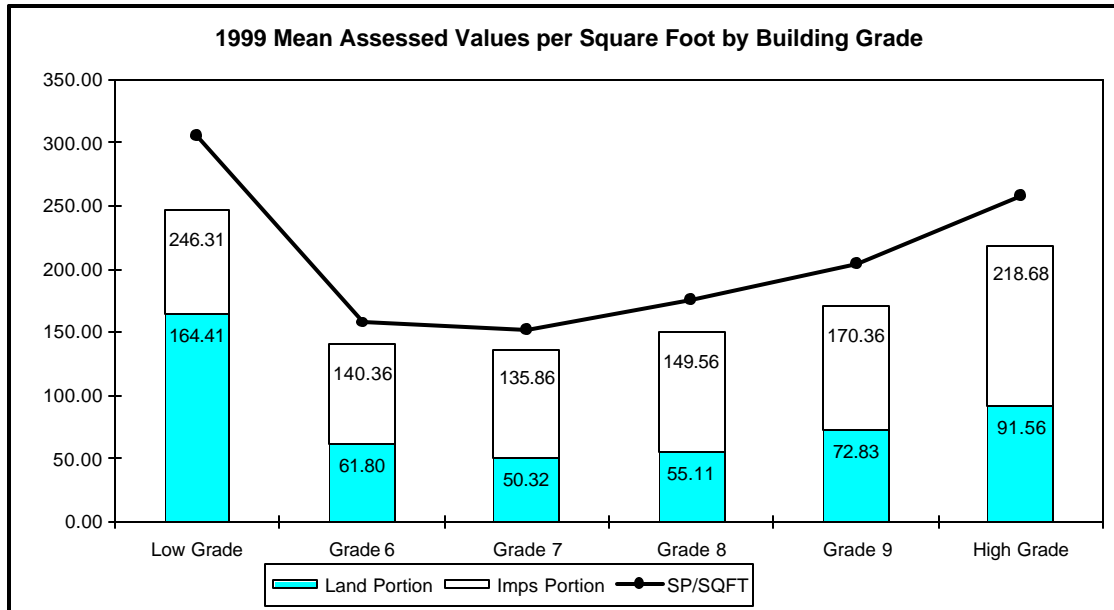# Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area

**1999 Mean Assessed Values per Square Foot by Above Grade Living Area**

| Above Grade Living Area | Land Portion | Imps Portion |
|---|---|---|
| 0-1200 | 66.67 | 154.78 |
| 1201-1400 | 48.84 | 133.45 |
| 1401-1600 | 46.58 | 127.93 |
| 1601-1800 | 52.49 | 140.25 |
| 1801-2000 | 43.90 | 118.82 |
| 2001-2500 | 56.44 | 137.77 |
| 2501-4000 | 53.46 | 137.39 |

Legend: Land Portion, Imps Portion, SP/SQFT

**2000 Mean Assessed Values per Square Foot by Above Grade Living Area**

| Above Grade Living Area | Land Portion | Imps Portion |
|---|---|---|
| 0-1200 | 71.89 | 173.87 |
| 1201-1400 | 52.11 | 148.77 |
| 1401-1600 | 50.24 | 143.69 |
| 1601-1800 | 53.66 | 154.46 |
| 1801-2000 | 52.18 | 131.99 |
| 2001-2500 | 63.33 | 164.22 |
| 2501-4000 | 62.15 | 160.98 |

Legend: Land Portion, Imps Portion, SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# Comparison of 1999 and 2000 Per Square Foot Values by Grade

## 1999 Mean Assessed Values per Square Foot by Building Grade



| | Low Grade | Grade 6 | Grade 7 | Grade 8 | Grade 9 | High Grade |
|---|---|---|---|---|---|---|
| Imps Portion | 246.31 | 140.36 | 135.86 | 149.56 | 170.36 | 218.68 |
| Land Portion | 164.41 | 61.80 | 50.32 | 55.11 | 72.83 | 91.56 |

Legend: Land Portion, Imps Portion, SP/SQFT

## 2000 Mean Assessed Values per Square Foot by Building Grade



| | Low Grade | Grade 6 | Grade 7 | Grade 8 | Grade 9 | High Grade |
|---|---|---|---|---|---|---|
| Imps Portion | 296.17 | 157.40 | 150.22 | 171.54 | 209.65 | 253.48 |
| Land Portion | 190.44 | 64.09 | 54.90 | 60.33 | 84.03 | 103.13 |

Legend: Land Portion, Imps Portion, SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values.  The values shown in the improvement portion of the chart represent the value for land and improvements. The Low Grade category represents all grades below 6 of which there were only 12 sales.. High Grade category includes all grades above 9 with only 8 sales.